

**SMITH & CO**  
Auction & Realty, Inc.  
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Mooreland, OK  
Permit No. 7

# LAND AUCTION

Selling  
436± Acres in  
3 Tracts  
South of  
Mooreland, OK

**Friday, May 21 • 10 a.m.**

Auction Location: Smith & Co. Auction Facility



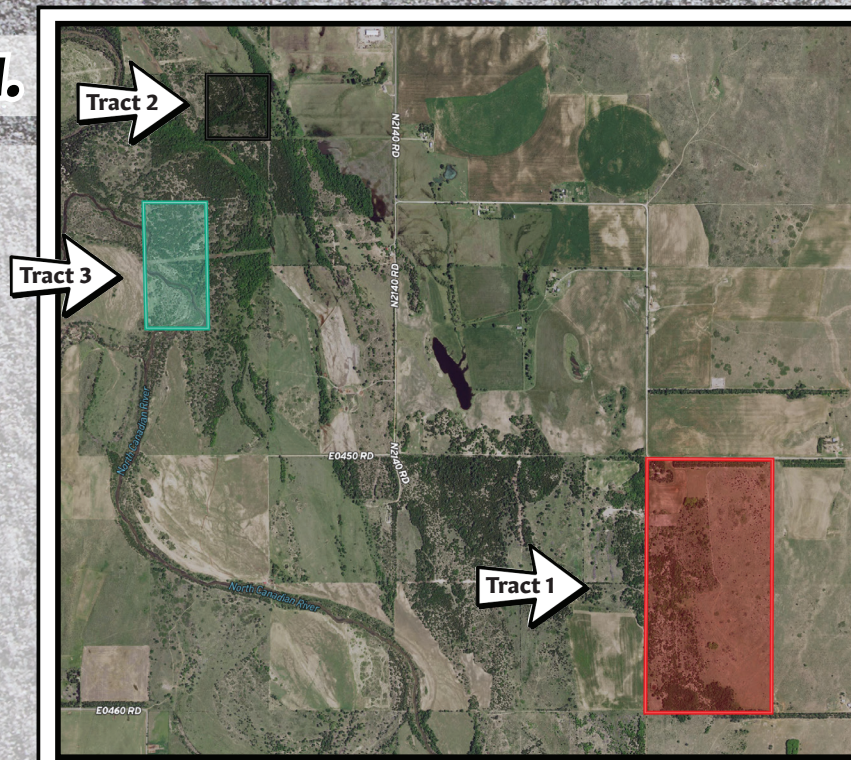
Seller: The William E. Harper Trust

# LAND AUCTION

**FRIDAY, MAY 21 • 10 A.M.**

**REAL ESTATE Terms:**

10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supersede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights.



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Auctioneer - Ira Y. Smith, ATS, R.E. Broker

*"Serving NW Oklahoma and Kansas with Integrity and Pride since 1982"*





## Tract 1 - 321.12±

**Legal Description:** The W/2 of Section 30 T22N R18 WIM

**Land Location:** 1 mile east of Mooreland on Hwy 412 then 4 miles south on Blacktop County Road 214 then one mile east on County Road 44 then 1 mile south on County Road 215 to the NW Corner of the Property.

This is a reputation farm known for many years as the Herman Harper Place. There is an older home constructed in 1910 sitting in a beautiful area surrounded by several trees and a 50 x 60 steel machinery shed. There is a water well at the house and two water wells in the pasture. The pasture has good exterior fences, a small improved grass field just south of the home, and the balance in mature grass. The north side of this tract has county road access for ½ mile and a historic tree row. The land has county road access from the west side and a mild rolling type terrain that supports livestock grazing as well as excellent hunting. The South Canadian River is located approx. 1.5 miles south from the south end of Tract #1.

## Tract 2 - 39.4±

**Legal Description:** The NE/4 SW/4 of Section 14 T22N R19 WIM

**Land Location:** 1 mile east of Mooreland on Hwy 412 then 3 miles south on Blacktop County Road 214 (Gun Range Road) then ½ mile west on County Road 43 then ½ mile south on an easement to the NE Corner of the Property.

Tract #2 has lots of trees and the remnants of an old homestead. Fence is decent on one side and could use improvement on the other 3 sides.

## Tract 3 - 49.87±

**Legal Description:** Lots 2-5 in the W/2 NW/4 of Section 23 T22N R19 WIM plus all accretions

**Land Location:** 1 mile east of Mooreland on Hwy 412 then 4 miles south on Blacktop County Road 214 then one mile east on County Road 44 then 1 mile south on County Road 215 to the NW Corner of the Property.

Tract 3 is located SW across Tract 2 and another land owner with no easement. This land has the North Canadian River on it and fences are good on the west side but could use improvement on the other sides. The acreage represented is per the assessor's office and takes into account the river accretion.



### Auctioneer's Note:

*It is a rare opportunity to buy land in this area. More information can be found at [smithcoauctions.com](http://smithcoauctions.com) or call Ira Smith at 580-334-6001 for details and to schedule a showing.*

